



Canberra Road, Weymouth

This well-proportioned semi detached home on Canberra Road, in need of renovation, offers generous living space, a westerly facing rear garden, and excellent potential throughout. The home is comprised of three bedrooms, one bathroom, kitchen/breakfast room, reception room and conservatory. EPC rating C.

Asking price £220,000



Situation

8 Canberra Road is situated in Littlemoor, an area of Weymouth. Canberra is a residential setting with easy access to local shops, green spaces, and reliable transport links. Weymouth, located on the stunning Jurassic Coast in Dorset, is a charming seaside town known for its golden sandy beach, historic harbour, and vibrant promenade. The town offers a range of amenities, including shops, restaurants, cafes, and traditional seaside attractions, making it a popular destination for families and holidaymakers. Its coastal surroundings boast dramatic cliffs and scenic walking paths such as the South West Coast Path. Just beyond the shoreline, the Dorset countryside unfolds with rolling hills, nature reserves, and picturesque villages, offering visitors a perfect blend of coast and country to explore. A mainline train links the town to both London Waterloo and Bristol Temple Meads and local buses connect to nearby towns and villages. Just seven miles north is the historic county town of Dorchester offering further amenities and local history.

Accommodation

Entrance and Hallway

Entrance to the property is via a metal gate opening to off-road parking for multiple vehicles and a short path to the front door. The front garden space is generous in size and mainly laid to lawn encompassed by mature shrubs and trees allowing for privacy. A side gate offers rear garden access.

A part-glazed UPVC door opens onto the hallway offering space to decant and store outdoor wear. Stairs lead to the first floor.

Kitchen/Breakfast Room

The good-size kitchen is fitted with a range of wall and base units, pantry and breakfast bar, space is offered for free-standing appliances and dining furniture. To the rear of the room there is a second door opening onto a handy rear porch that leads directly out to the west-facing garden.

Sitting Room & Conservatory

A well proportioned sitting room features an electric fire and wall-mounted lighting. It enjoys abundant natural light from the front-aspect window and double sliding doors at the rear, opening into a conservatory.

First Floor

Stairs rise to the first floor where the landing offers access to all rooms, the loft and an airing cupboard.

Bedrooms

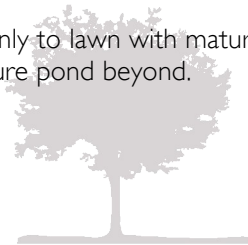
There are three bedrooms at the property with both front aspect bedrooms offering built-in storage.

Bathroom

The bathroom is compact but functional, with a rear-aspect window. Fitted with a panel enclosed bath with shower attachment over, hand wash basin with vanity storage beneath and WC. The room is finished with part tiled walls.

Externally

To the rear of the property there is a west-facing garden of a generous size laid mainly to lawn with mature hedging surround. Abutting the rear of the property is a good-size hard-standing patio area with a feature pond beyond.



Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is B

Services

Mains electricity and water are connected.
Gas fired central heating.

Mobile and Broadband

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk

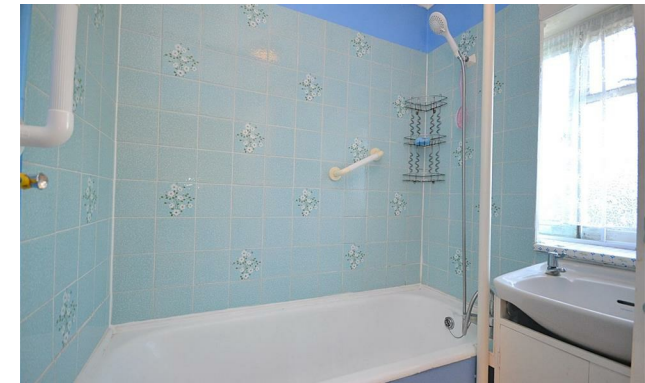
Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Stamp Duty

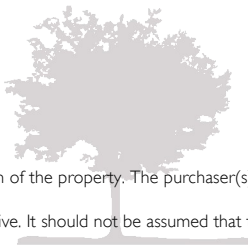
Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



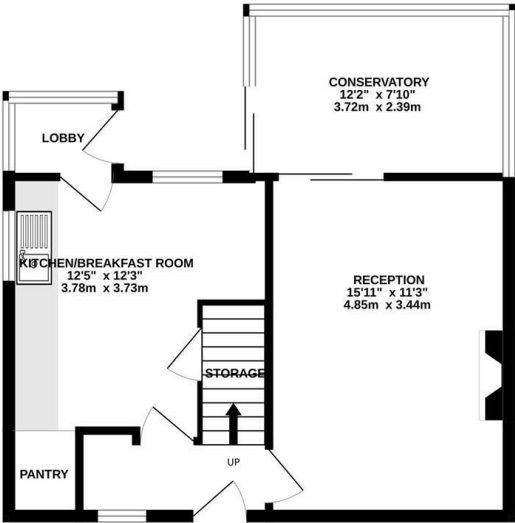
Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

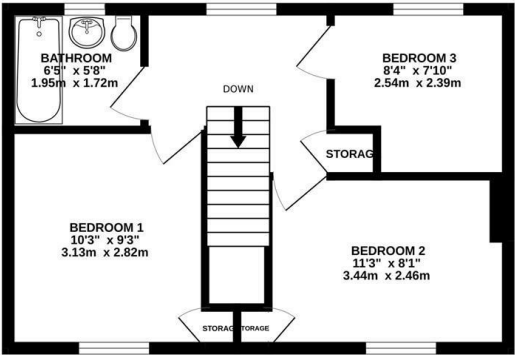




GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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